

Plat of Survey
State of Ohio
County of Lake
City of Mentor
part of original Mentor TWP
Tract 14 Lots 2 & 3

Surveyed at the request of
Nicholas Bergkessel, Jr.

Basis of Bearing: center line
of Jordan Drive Bears S 0 degrees 0' 00" E
from 2" solid iron pin in monument box found
at the intersection location of the center line
of Headlands Road w/ the center line of Jordan Dr.
to PC (863.91 feet south)

The alignment of the new property lines shown
eliminates existing encroachments and improves
the distances from structures to property lines.

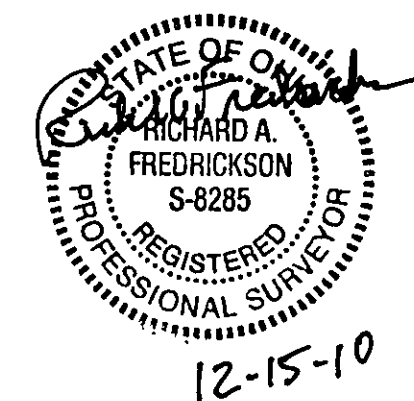
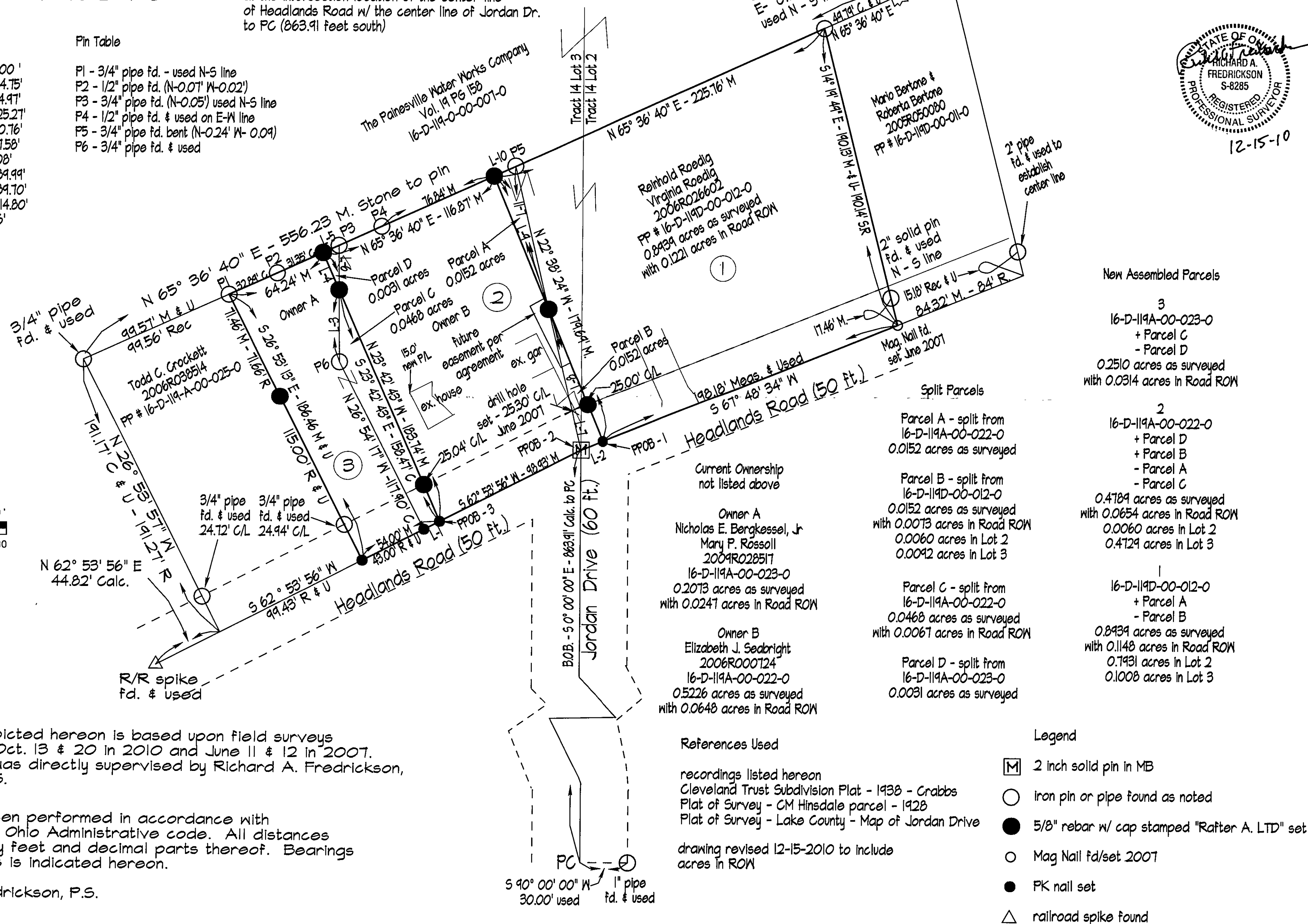
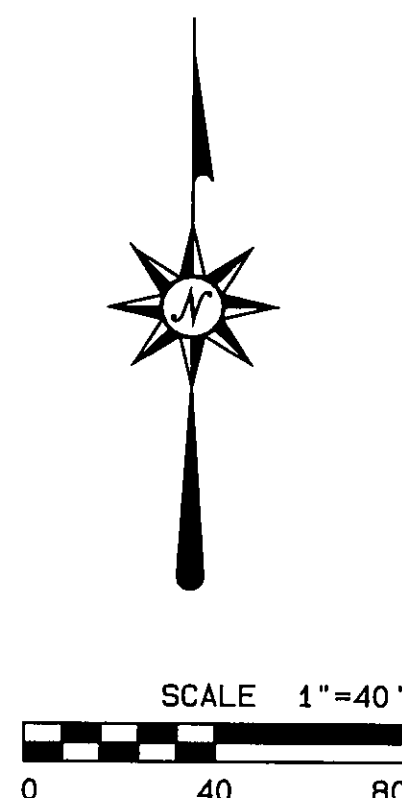
Rafter A., LTD
10980 Lagrange Road
Elyria, OH 44035
440-309-5275

Line Table

L1 - N 62° 53' 56" E - 11.00'
L2 - S 67° 48' 34" W - 14.75'
L3 - N 0° 44' 38" W - 44.97'
L4 - N 23° 42' 43" W - 25.27'
L5 - N 65° 36' 40" E - 10.76'
L6 - S 0° 44' 38" E - 27.58'
L7 - N 13° 19' 13" W - 91.08'
L8 - S 22° 38' 24" E - 89.99'
L9 - N 22° 38' 24" W - 89.70'
L10 - N 65° 36' 40" E - 14.80'
L11 - S 13° 19' 13" E - 91.36'

Pin Table

P1 - 3/4" pipe fd. - used N-S line
P2 - 1/2" pipe fd. (N-0.07' W-0.02')
P3 - 3/4" pipe fd. (N-0.05') used N-S line
P4 - 1/2" pipe fd. & used on E-W line
P5 - 3/4" pipe fd. bent (N-0.24' W-0.09')
P6 - 3/4" pipe fd. & used



New Assembled Parcels

3
16-D-119A-00-023-0
+ Parcel C
- Parcel D
0.2510 acres as surveyed
with 0.0314 acres in Road ROW

2
16-D-119A-00-022-0
+ Parcel D
+ Parcel B
- Parcel A
- Parcel C
0.4789 acres as surveyed
with 0.0654 acres in Road ROW
0.0060 acres in Lot 2
0.4729 acres in Lot 3

1
16-D-119D-00-012-0
+ Parcel A
- Parcel B
0.8939 acres as surveyed
with 0.1148 acres in Road ROW
0.7931 acres in Lot 2
0.1008 acres in Lot 3

Split Parcels

Parcel A - split from
16-D-119A-00-022-0
0.0152 acres as surveyed

Parcel B - split from
16-D-119D-00-012-0
0.0152 acres as surveyed
with 0.0073 acres in Road ROW
0.0060 acres in Lot 2
0.0092 acres in Lot 3

Parcel C - split from
16-D-119A-00-022-0
0.0468 acres as surveyed
with 0.0067 acres in Road ROW

Parcel D - split from
16-D-119A-00-023-0
0.0031 acres as surveyed

Current Ownership
not listed above

Owner A
Nicholas E. Bergkessel, Jr.
Mary P. Rossoll
2004R028517
16-D-119A-00-023-0
0.2073 acres as surveyed
with 0.0247 acres in Road ROW

Owner B
Elizabeth J. Seabright
2006R000724
16-D-119A-00-022-0
0.5226 acres as surveyed
with 0.0648 acres in Road ROW

References Used

recordings listed hereon
Cleveland Trust Subdivision Plat - 1938 - Crabbs
Plat of Survey - CM Hinsdale parcel - 1928
Plat of Survey - Lake County - Map of Jordan Drive

drawing revised 12-15-2010 to include
acres in ROW

Legend

- [M] 2 inch solid pin in MB
- Iron pin or pipe found as noted
- 5/8" rebar w/ cap stamped "Rafter A. LTD" set
- Mag Nail fd/set 2007
- PK nail set
- △ railroad spike found

Information depicted hereon is based upon field surveys
performed on Oct. 13 & 20 in 2010 and June 11 & 12 in 2007.
All field work was directly supervised by Richard A. Fredrickson,
Ohio PS # 8285.

All work has been performed in accordance with
4733-37 of the Ohio Administrative code. All distances
are in US survey feet and decimal parts thereof. Bearings
are assumed as is indicated hereon.

Richard A. Fredrickson, P.S.